



CITY COUNCIL AGENDA REPORT

MEETING DATE: AUGUST 7, 2007

ITEM NUMBER:

**SUBJECT: URBAN MASTER PLAN SCREENING REQUEST FOR UMP-07-04 FOR
690 RANDOLPH AVENUE**

DATE: JULY 25, 2007

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: REBECCA ROBBINS, ASSISTANT PLANNER

**FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER
(714) 754-5609**

RECOMMENDATION

Provide feedback regarding the Council's expectations of the conceptual mixed-use project in the SoBECA Urban Plan and any concerns related to requested deviations from the Urban Plan.

BACKGROUND

On April 4, 2006, City Council adopted the SoBECA Urban Plan to allow incentives for residential ownership developments, live/work developments, and mixed-use developments in specified areas. The intent of the urban plan is to provide development/economic incentives for private property owners to reinvest and remodel their properties.

The project site is located at 690 Randolph Avenue and is bound by Bristol Street to the west. The applicant proposes a mixed-use development including an artist studio, a residential condominium, and self-storage.

EVALUATION OF DEVELOPMENT CONCEPT

This urban master plan screening process will address the following central question:

- 1) Does the project meet Council's expectations for projects in the Urban Plan areas? The screening process is an opportunity to determine if the conceptual project meets Council's expectations for new projects in the urban plan areas. Council will be providing initial feedback to the applicants.
- 2) Does Council have any comments on any requested deviations? The screening process will highlight any requested deviations from the urban plans to Council's

attention. (Please refer to attached summary of concerns/issues related to the proposal.)

The screening process allows the applicant to consider Council's initial comments and to refine the development concept based on their feedback.

Development Concept - Summary Sheet


A one-page, project summary sheet is attached for the screening request.

CONCLUSION

The screening process enables Council to address two central questions about the proposed development proposals in the urban plan areas: (1) Does the project concept meet Council's expectations for new development in the urban plan area? And (2) does Council have comments on any requested deviations?

Council's general comments do not set precedent for approval/denial nor constitute final action on the development project. In addition, the applicant may expect the Planning Commission to have other comments/concerns on a proposed development concept that may not have been necessarily raised by City Council. The screening process allows the applicant to consider Council's initial comments and to refine the development concept based on their feedback.


REBECCA ROBBINS
Assistant Planner


DONALD D. LAMM, AICP
Deputy City Mgr., Dev. Svs. Director

Attachments: 1. Urban Plan Screening Request Summary Sheet
2. Conceptual Plans
3. Applicant Letter

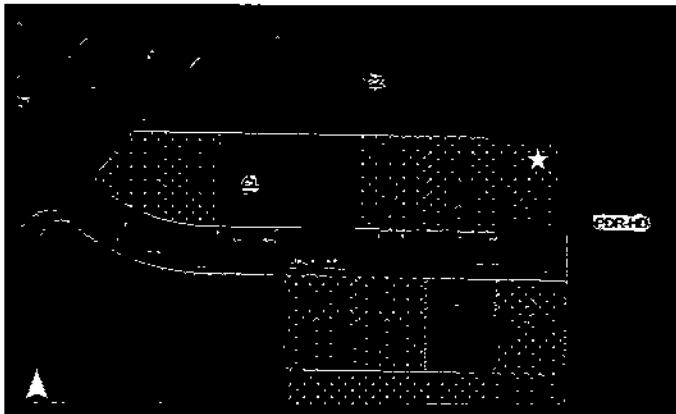
cc: City Manager
Asst. City Manager
City Attorney
Public Services Director
Transportation Svs. Mgr.
Associate Engineer
City Clerk
Staff (4)
File (2)

Rolly Pulaski
419 ½ East Bay Avenue
Newport Beach, CA 92661

Robert Burnand
690 Randolph Avenue
Costa Mesa, CA 92626

File: 080707UMP0704	Date: 072607	Time: 9:45 a.m.
---------------------	--------------	-----------------

UMP-07-04 Mixed-Use Development –
690 Randolph Avenue



DEVELOPMENT CONCEPT

The concept involves the construction of an artist studio with a residential condominium on the second floor. The building will feature “green-inspired” building design components such as solar panels, tankless water heaters, and energy-efficient materials. The proposal involves the following:

- Complete demolition of the existing commercial building.
- 3,239 square-foot self-storage.
- 1,195 square-foot artist studio.
- 1,276 square-foot residential condominium.
- Contemporary, urban-style architecture.

EXISTING LAND USE CONTEXT

The approximately 0.23-acre site has a General Commercial designation and C2 zoning. An approximately 2,000 square-foot commercial building is currently at the subject site. The property is immediately bound by commercial and residential designations. The required Master Plan process would ensure that the mixed-use project, including proposed building setbacks, structure orientation, placement of windows, outdoor amenity spaces, and noise attenuation, would be compatible with adjacent commercial and residential properties.

TRAFFIC EVALUATION

The proposed project would result in comparably reduced traffic compared to the existing General Plan Commercial Designation.

The following table is a trip generation summary table comparing the existing commercial development to the proposed project.

General Plan Land Use Designation	Potential Buildout	AM Peak Hr Trips	PM Peak Hr Trips	Total Avg Daily Trips
<u>Existing General Commercial</u>	<u>Commercial building</u> (3,036 sq. ft.) 0.30 FAR	3	12	137
<u>Proposed Project</u>	3,239 sq ft self storage area 1,195 sq ft artist studio one 1,276 sq ft condominium	0 2 1	1 2 1	8 13 6
Net		0	-(8)	-(110)

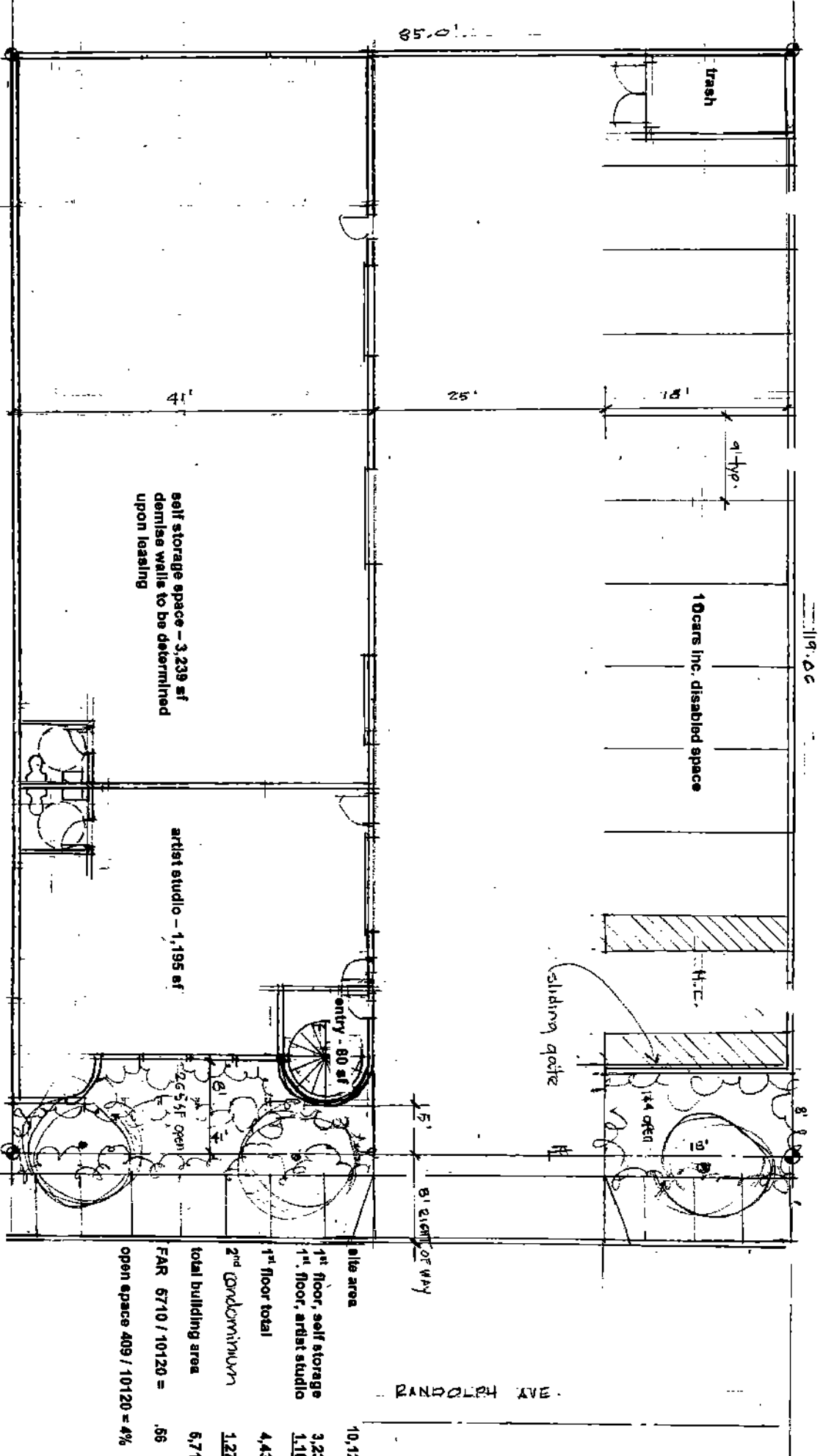
DEVIATIONS FROM DEVELOPMENT STANDARDS AND OTHER ISSUES

The purpose of the urban plan is to allow development flexibility for new projects in exchange for quality projects that meet the objectives of the Urban Plan. Staff has the following concerns about the project:

1. Proposal does not comply with open space requirements. Given that the project involves a complete demolition of the existing structure, staff believes that a building could be designed to comply with the open space standards. The applicant is proposing only 4 percent open space; The Urban Plan requires a minimum 10 percent (1,012 sq. ft.) open space for the overall lot development. Additionally, the second-floor residential unit does not comply with minimum private open space standards. Since the property abuts residential property and this is an urban plan project, the applicant would need to incorporate unique amenities to justify the lack of open space or meet the open space standards.

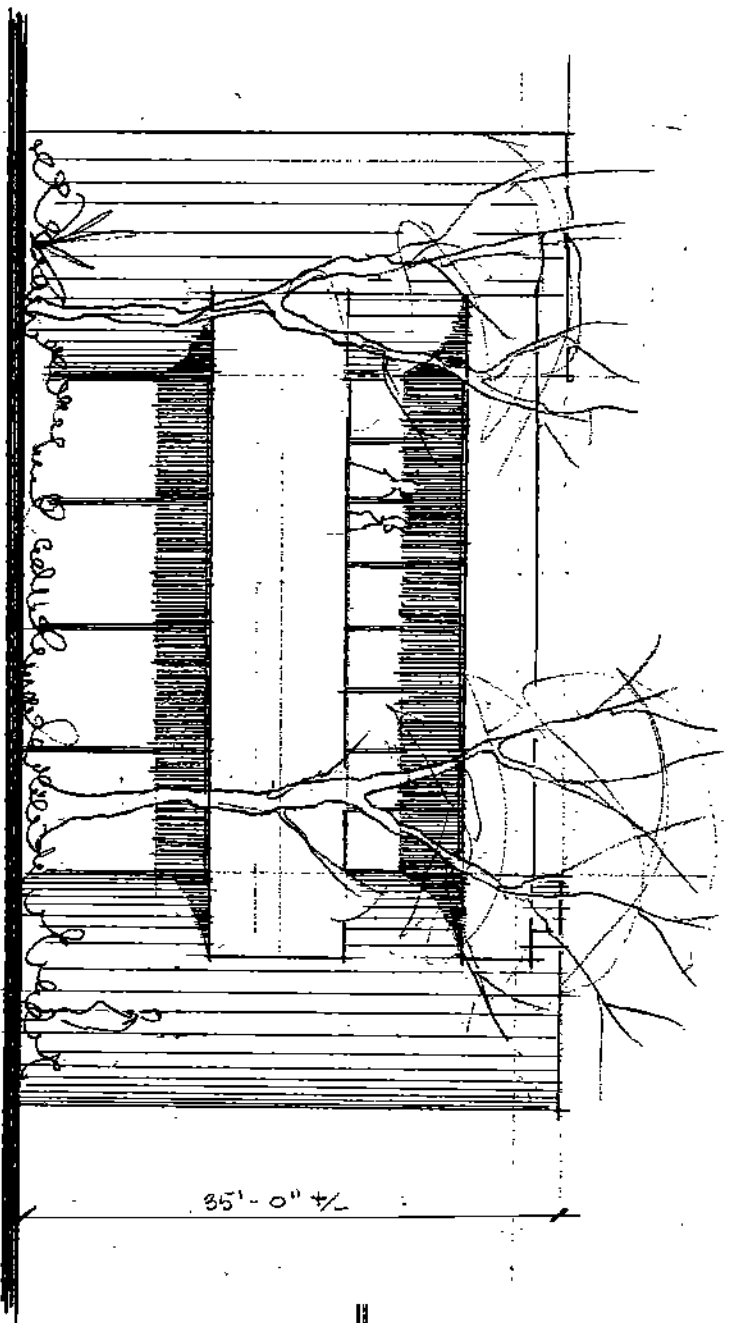
2. Proposal does not comply with front setback requirements. Staff believes that the new building could be designed to meet the minimum front setback standard of the Urban Plan (5 feet proposed, 10 feet required). This minimum 10-foot setback is already a departure from the minimum 20-foot front setback required in the C2 zone. While the surrounding properties may feature nonconforming setbacks of less than 10 feet, staff believes new projects could feasibly comply with the urban plan requirements.
3. Second-floor residential unit originally proposed as a rental unit. Due to Council's policy position on promoting ownership units in the urban plan area, the authorized agent has recently indicated that the proposed dwelling unit will be a condominium and not a rental unit.
4. Compliance with parking requirements is yet to be determined. The nature of the 3,239 sq. ft. storage space is yet to be determined. Staff will work with the applicant to ensure compliance with the City's parking requirements.
5. Proposed self-storage use does not comply with the intent of the SoBECA Urban Plan. Staff believes that a proposed self-storage will underutilize the development potential for the commercial property. The SoBECA Urban Plan encourages live/work units and mixed-use developments including office, retail, business services, and personal services. As identified in the Urban Plan the use should contribute to an active City life and enhance business vitality.

The applicant has been notified of these concerns and indicated that he will refine the project to comply with the urban plan standards.

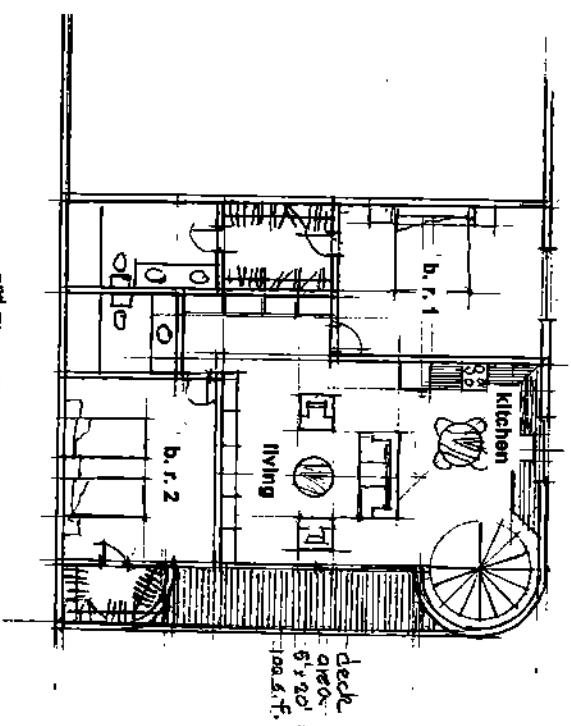


Mixed Use Project for
Robert E. Egan
 690 Randolph Ave.
 Costa Mesa, CA 92626

Dolly Dulaski, AIA, Architect
 949-400-1934
 May 18th, 2007
 Revised May 18th, 2007



Street Elevation



2nd Floor Plan 1/4" = 10'

Mixed Use Project for
Robert Burnand
 690 Randolph Ave.
 Costa Mesa, CA 92626

Polly Dulaski, AIA Architect
 949-400-1935
 May 14th, 2007
 Revised Jan 10th, 2008

Architectural Consulting

Rolly Pulaski, AIA

419 ½ E Bay Ave.
Newport Beach, CA 92661
949-400-1934
rollypulaski@sbcglobal.net

May 29th, 2007

City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92628-1200

Re: 690 Randolph Ave., Costa Mesa, CA 92626

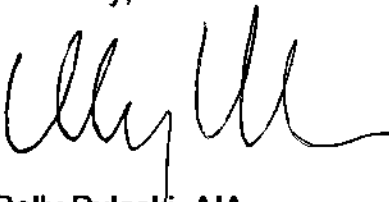
The property is owned by Robert Burnand who currently occupies the existing 2000 +/- sf building and has owned the property for 25 years. The building is approximately 40 years old and is of frame construction and metal siding.

It is the owners desire to build a new building, utilizing the spaces to maximize the project to its highest and best use.

The project will consist of an artist studio and self storage on the first floor and a residential apartment occupying a portion of the 2nd floor. The total square footage will be approximately 5,700 sf.

It is the owner's belief that the contemporary design and proposed uses will be consistent with the Sobeca Urban Plan and an asset to the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rolly Pulaski', with a stylized, cursive script.

Rolly Pulaski, AIA
Agent for the owner

cc Robert Burnand

Architectural Consulting**Rolly Pulaski, AIA**

419 ½ E Bay Ave.
Newport Beach, CA 92661
949-400-1934
rollypulaski@sbcglobal.net

July 19th, 2007

Rebecca Robbins
City of Costa Mesa Planning Department
77 Fair Road
Costa Mesa, CA 92628
Via email, rrobbins@ci.costa-mesa.us

Re: Master Plan Application UPM-07-04, 690 Randolph Avenue

Dear Rebecca,

Pursuant to our recent discussion, I conferred with the property owner, Robert Burnand, and he indicated he intends to make the project "green" and environmentally responsible as possible.

The project will make use of the following elements or systems; photovoltaic panels for electrical power source and supplementation, tank less water heaters to conserve gas and water, natural lighting, and other systems, materials and methods.

I will be attending the Green Building Workshop in Pasadena on Saturday, Aug. 11th to learn more about the latest ecological design technologies.

Sincerely,

Rolly Pulaski, AIA

cc Robert Burnand